

3.14 PUBLIC SERVICES and UTILITIES

This section describes the existing public services and utilities associated with the project site. Public services include fire and emergency medical, police, public schools, and community services. Utilities include water, sewer, storm drainage, solid waste and telecommunications. This section also discusses existing area services and infrastructure.

3.14.1 Affected Environment

Public Services

Fire and Emergency Medical Services

The North Highline Fire District (NHFD) provides emergency service to the project site. The District serves approximately 43,000 citizens and covers approximately 9 square miles south of the city limits of Seattle from SW Roxbury Street to South 144th, between the Puget Sound and Military Road South. The District serves the communities of White Center, Shorewood, Mt. View, Boulevard Park, Top Hat, Beverly Park, South Park, and the northern portion of the City of Burien. Current staffing consists of 38 paid and 45 volunteer firefighters (all firefighters are trained as emergency medical technicians).

NHFD is rated as a Class 3 fire department, according to the Washington Surveying and Rating Bureau, an independent underwriting firm that rates fire districts for insurance purposes. The rating system ranges from 1 to 10 (1 is the highest rating) and is determined based on multiple criteria, including the level of water supply, public education, communications abilities, and training programs. In the State of Washington, only 4 percent (750) of all fire districts have received a Class 3 rating. There are only 2 fire districts with a Class 2 rating – those that serve Seattle and Bellevue.

Class 3 is considered a favorable rating, as it results in lower insurance rates for commercial, institutional and community housing. In addition, homeowners pay lower fire insurance rates than in areas where fire districts have been rated less favorably.

NHFD Station 18 provides primary response service to the site; Station 19 and Station 28 provide secondary and tertiary support. Additional backup service is provided by King County Fire District 2, Seattle Fire Department, and the City of SeaTac Fire Department. These departments and district have established automatic response agreements with the North Highline Fire District.

NHFD Station 18 is located at 1243 SW 112th Street in Seattle and serves as the district headquarters. The station is equipped with the following resources:

- one engine staffed by a minimum of 3-4 fire fighters during the day and supplemented by 4 volunteers at night;
- one aid car staffed by 2 fire fighters during the day and supplemented by 1 volunteer at night;
- one mobile air unit;
- a battalion chief command unit for all major incidents;

- one fire marshal vehicle for major incidents and when requested; and
- one department chief vehicle for major incidents.

NHFD Station 19 is located at 1606 S. 128th Street in Seattle. In the event of an emergency requiring secondary response support, Station 19 has the following resources:

- one engine staffed by a minimum of 3-4 fire fighters during the day and supplemented by 3 volunteers at night;
- one aid car staffed by 2 fire fighters during the day and supplemented by 1 volunteer at night;
- one ladder truck (60-foot reach)

NHFD Station 28 is located at 15100 8th SW in Seattle. Supporting this station are the following:

- one engine staffed by a minimum of 3-4 fire fighters during the day and night; and
- one aid car staffed by 2 fire fighters during the day and night.

Emergency response times are 3 to 4 minutes for the Primary Unit (Station 18) and 6 to 8 minutes for the Secondary and Tertiary Units (Stations 19 and 28).

The District estimates sufficient staffing and equipment, and facilities through the next 15 to 20 years, in part, due to a recent \$2.1 million capital improvement bond, which enabled the purchase of three engines and 2 aid cars, as well as perform building upgrades.

Police

The King County Sheriff's Office (KCSO) provides public safety services to the project site. Headquartered in downtown Seattle at the King County Courthouse, the KCSO maintains 5 precincts, 11 stations and substations, and 12 storefronts throughout the County. The KCSO also provides police contracting services to 13 cities and towns, as well as 20 other organizations (including the King County Airport, Metro Transit, and 6 school districts).

KCSO is made up of the following divisions and operational units:

- Field Operations Division (i.e., uniform patrol)
- Criminal Investigation Division (i.e., Assault Offenses, Drug Enforcement, Fraud & Computer Forensics)
- Special Operations Division
 - Traffic Enforcement
 - Accident Investigation
 - Specialized Units (i.e., Bomb Disposal, K-9, Search & Rescue, Helicopter Support)
 - Marine Unit
 - Community-Oriented Activity (Community Crime Prevention Unit, Community Service Officers, and Reserve Officer Program)
- Technical Services Division

The project site is served by the County's southwest precinct, Precinct 4, which is located at 14905 6th Avenue SW in Burien. Precinct 4 is the largest of KCSO's precincts. The site is also served by a "storefront" police station, which is located on the project site at 806 SW 99th Street.

In the event of an incident, specialized units from within the Criminal Investigation Division and the Special Operations Division and other KCSO precincts could also provide assistance.

The Park Lake Homes Storefront was established in the early 90s. Unlike the other County storefront police stations, the Park Lake Homes location and staff are funded largely through the King County Housing Authority.¹ The location is staffed by one officer, but is available to other officers for use of the office equipment and meeting space. There are no established hours at this location, as officer duties are carried out throughout the project site. Patrol coverage occurs in the project area, even during off-shift hours at the storefront location.

Precinct 4 is authorized for 145 commissioned full-time equivalent (FTE) officers, 12 reserve officers, and 6 civilian non-commissioned officers. Volunteers also donate steady, regular part-time hours to various functions, including community block watch, alarm violations, and citizen patrol. Although the staffing ratio varies from city to city based on the service contract, the staffing ratio is estimated at 0.9 officers per 1,000 persons.² In accordance with its “one car per officer” program, KCSO assigns one deputy per patrol vehicle. Precinct 4 currently has a sufficient supply of patrol vehicles.

In 2001, Precinct 4 recorded 42,855 dispatched calls for service – an increase of 1.5 percent over the year 2000.³ Response times to the project site are categorized by priority level.⁴

- 2.93 minutes (Priority X)
- 7.25 minutes (Priority 1)
- 17.34 minutes (Priority 2)
- 52.63 minutes (Priority 3)

The storefront may be temporarily relocated during redevelopment of the site. However, there are no plans to eliminate police storefront service at the site.⁵

KCSO classifies incident statistics according to two types: Part I offenses – criminal homicide, rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft and arson; and Part II offenses – all other crimes, such as simple assaults, fraud, stolen property, vandalism, weapons violations, drug violations, DUI, and disorderly conduct.

In 2001, a total of 141 Part I offenses occurred within the existing community; Part II offenses totaled 77 incidents. Data from the Park Lake Homes Storefront indicate a total of 27 dispatched calls for service in 2001 and 36 traffic citations and 7 non-traffic infractions.⁶

KCSO and the Seattle Police Department have partnered to receive federal funding for a Community Weed and Seed Program, anticipated to begin in October 2003. The Program is designed to target specific communities with high drug and criminal activity with additional policing. The goal is to “weed out” drug- and crime-related problems, while providing “seed” funding for reestablishing a safer community through social and employment services. The project site would be included in the Program.⁷

¹ Mitchell, KCSO, personal communication, 2003.

² Walker, KCSO, personal communication, 2003.

³ KCSO, City of Burien, 2003.

⁴ Hilmar, KCSO, personal communication, 2003.

⁵ Mitchell, KCSO, personal communication, 2003.

⁶ KCSO, 2001.

⁷ Dickinson, KCSO, personal communication, 2003.

Community Services

Currently, a number of community organizations and service agencies provide support to project site residents. The following groups are contracted with KCHA for services provided at the project site:

Neighborhood House (Park Lake Neighborhood House): This program provides a tutoring/homework program involving community and resident volunteers and public housing youth residing in Park Lake Homes Sites I & II. It also provides prevention services to youth and families of the existing community to build sense of community pride through creative youth art projects. Case management and general social services are available to resident seniors and families.

Boys and Girls Club: SW Boys & Girls Club: This program provides drug and gang prevention programs and activities for youth and their families, including late night and weekend recreation programs. The program also promotes and encourages completion of education.

YWCA: YWCA / Career Development Center: The YWCA provides staff for operation of the Park Lake Career Development Center. The Center provides outreach, training, job search and career development services for low-income and or non-English speaking project site residents, Section 8 recipients and members of the surrounding White Center vicinity.

Park Lake Resident Council: The Park Lake Resident Council is a non-profit organization that provides a unified voice for residents within the Park Lake Homes development. The Council seeks to develop community programs that enhance the lives of its residents. There are five elected board members on the Council, all residing within the project site. The KCHA provides guidance and accounting services when needed.

Highline Community College (HCC): The HCC provides Adult Basic Education, GED, English as a Second Language, self-esteem building classes, job readiness training, and job search assistance to residents. The HCC works in close cooperation with the Park Lake Career Development Center and YWCA. HCC also provides linkages for clients to college level classes on the HCC campus.

Puget Sound ESD: Puget Sound ESD offers job training and work experience opportunities to Head Start and ECEAP parents seeking economic self-sufficiency.

White Center Food Bank: Established in the early 1970's, the White Center Food Bank is the primary emergency food provider for the greater White Center area, serving over 1200 families per month. The Food Bank is a member of South King County Food Coalition, which coordinates the efforts and services of food banks throughout south King County. The White Center Food Bank receives grant funding from Federal, State and local government, churches, businesses and individuals. They receive food donations from Northwest Harvest, Food Lifeline, local stores and civic groups.

King County Sheriff's Office: KCSO works with residents to reduce drug and criminal activity within the project site (i.e., promoting the concept of community-policing and positive public relations). KCSO operates the Park Lake Homes Storefront, which is operated within the project site by one full-time police officer.

King County Jobs Initiative (KCJI): This program provides job development and placement services to Park Lake I and Section 8 Housing residents. KCJI staff work cooperatively with YWCA staff of the Park Lake Career Development Center.

White Center Clothing Exchange: The Exchange provides free clothing and household goods to low-income residents of White Center and the surrounding area. It is now the only free outlet for clothing in the Southwest Seattle area. The White Center Clothing Exchange is staffed by volunteers in the community and is open three days per week to coincide with operating hours of the White Center Food Bank, which is located directly behind the Exchange in Park Lake Homes.

Schools

The project site lies within the Highline School District (HSD). The HSD encompasses 32 square miles and includes the Cities of Burien, Des Moines, Normandy Park, SeaTac, and small portions of unincorporated King County. The District is divided into four service areas – the project site lies within the Evergreen Service Area.

There are several public schools located within the vicinity of the project site, which currently serve the site – White Center Heights Elementary School, Salmon Creek Elementary School, Evergreen Senior High School, Cascade Middle School, and Mount View Elementary School. The schools are all located within several blocks to the south of the project site. Other schools in the area include Westside/Explorer West School and Roxhill Elementary School, located to the west of the project site, and Highland Park Elementary School and Denny Middle School, located within several blocks north of the project site.

The HSD serves a total student population of 17,953 students and employs approximately 2,400 FTE staff. The District includes 31 schools – 22 elementary schools, 4 middle schools, 4 high schools, and 1 occupational skills center. In addition, the District includes Camp Waskowitz Outdoor Education, the Highline Performing Arts Center, and the Manhattan Learning Center (for home school, disabled, and teen-parent students).

Schools within the District are configured according to the following grade levels:

- Elementary (K-6, although some variation occurs with 2 primary schools, K-3; 2 intermediate schools, 4-6; and the Valley View alternative school)
- Middle (7-8)
- High (9-12)

The elementary schools typically have a classroom size of 25 students. Middle school and high school classrooms contain approximately 28 students each. School enrollments range from approximately: 260 to 665 (elementary); 650 to 750 (middle); and 1,160 to 1,500 (high). Currently, the HSD estimates few, if any, increases to current enrollment figures for the year 2003 and near future years.⁸

Many of the District's schools are in disrepair. Prior earthquake damage, general deterioration, and lack of funding have contributed to the poor conditions. However, in March 2002, a \$189.5

⁸ Blackshear-Haley, HSD, personal communication, 2003.

million Capital Facilities Improvement Bond was passed for District improvements. The Port of Seattle, Federal Aviation Administration, and State of Washington also contributed \$150 million in matching bonds to mitigate noise impacts from the SeaTac Airport.

The bond money is being used to construct 8 new schools (i.e., White Center Heights Elementary School), as well as various renovation and repair projects. The White Center Heights Elementary School is expected to be completed and open in September 2004. It will have an enrollment capacity of 600 students.

The District does not foresee constraints to enrollment capacity in the next several years, given the recent bond improvements. The District recognizes that enrollment may even decline slightly in future student counts, given the recent trend toward flat and even declining growth rates.

Utilities

Water

Two water districts serve the project site. King County Water District #45 (KCWD #45) serves the area east of 8th Avenue SW, including the portion of Park Lake Homes east of 4th Avenue SW. Although this area east of 4th Avenue SW is within Seattle Public Utilities (SPU) service boundaries, it appears that service is currently provided by KCWD #45. SPU serves the areas west of 8th Avenue SW. SPU representatives indicate that at this time no changes are proposed to the jurisdictional boundaries associated with KCWD #45 and SPU as they relate to the project site.

The existing water system was originally constructed in 1942 with upgrades completed in 1998. The original water system was constructed within the streets serving the development and consisted of cast-iron pipe. Upgrades to the water system included main and lateral additions serving the residential units from the rear of most lots. The upgraded system was constructed with ductile-iron pipe ranging from 6 to 16 inches in diameter.

The water mains (indicated below) extend through the project site:

- A 20-inch line in 8th Avenue SW is the tapping source for serving the western portion of the site. This main also serves the existing developments south of this project. This main is owned and maintained by Seattle Public Utilities;
- An 8-inch line in 4th Avenue SW serves the central and east part of the site and is owned and maintained by King County Water District #45;
- A 48-inch water main in 4th Avenue SW that provides water supply for West Seattle is owned and maintained by Seattle Public Utilities.

Two master meters serve the project site. While originally intended to function independently, the systems appear to be connected in several locations. The SPU meter is located at SW 100th Street and 8th Avenue SW and serves the portion west of 8th Avenue SW. KCWD #45 meter is located at SW 100th Street and 4th Avenue SW and serves the areas east of 8th Avenue including the areas east of 4th Avenue SW. Water mains owned and maintained by King County Housing Authority (KCHA) extend to the east of 4th Avenue SW to serve the east of area of the project site. Existing dwelling units within the project site are not individually metered.

The water mains owned and maintained by KCHA in the project site provide between 67 and 93 pounds per square inch of water pressure. KCWD #45 comprehensive plan indicates that a minimum of 1,750 gallons per minute fire flow rate can be achieved within their jurisdiction.

We estimate that the pressure and fire flow rates are equivalent or higher at the west area of the project serviced by SPU.

KCWD #45 Comprehensive Plan has been updated in 2002 and this plan anticipates limited growth of new water services of 0.2% through the year 2005.

Sanitary Sewer

The project site is served by the Southwest Suburban Sewer District. Most of the sewer system within Park Lake Homes is a gravity-flow system. A pump station, located at SW 100th Street and 4th Avenue SW provides service to 76 Park Lake residences located in the southeast portion of the site.

Like the water system, the on-site sewer system was originally constructed in 1942; it also was upgraded in 1998. As with the water supply, the system was originally constructed within streets serving the development. The subsequent upgrade resulted in service to most residential units from the rear of the unit and not directly from the street.

Information from the *Southwest Suburban Sewer District Comprehensive Sewer Plan*, dated February 1999, indicates that sewer main extensions will be required to accommodate anticipated population increases in the service area. The majority of these sewer extensions will be financed through ULID and developer financing. The plan also states that due to recent improvements to the district pump stations, no capital improvement projects are expected for the pump stations until end of 2004 when these pump stations can be re-evaluated.

The sewer pump station at the intersection of SW 10th Street and 4th Avenue SW has been recently upgraded with new pumps, controls, emergency power generation and a new building structure in 1993. The pump station houses (2) 200 gpm self-priming centrifugal pumps set above a 7-foot diameter wet well. The 6-inch force main from the pump station discharges to the existing project site gravity mains at the intersection of SW 100th Street and 5th Avenue SW.

Sewage flows from the project site are tributary to the Salmon Creek Treatment Plant. The bulk of the flows travel down a 12-inch main in 8th Ave S.W. before turning west on 106th to connect to an 18-inch trunk line. Most of this 12-inch pipe has been replaced in 1999 by the SWSSD Sewer Main Replacement Project Phase II. The western portion of the site discharges to the same trunk line mentioned above at 11th PL. S.W. This trunk line was replaced in 1998 as part of the SWSSD Sewer Main Replacement Project Phase I.

Storm Drainage

(Refer also to the discussion of Water Resources in Section 3.3 of this Draft EIS.)

Like the water and sewer systems on-site, the storm drainage system was originally constructed in 1942. KCHA indicates that King County completed an upgrade to the system about two years ago relative to storm drainage on 11th Avenue SW; no other upgrades have occurred.

The existing system mainly consists of concrete pipe (mostly 8-inch) and catch basins, which are located within streets that serve the project site. The existing system does not meet current King County design standards, which require a minimum of 12-inch diameter pipe with 8-inch cross street laterals (King County Road Standards Section 7.03).

All on-site storm drainage is gravity flow. On-site drainage is collected from the roadways only. Residences are not connected via tight-line drainpipe to the installed system. Flow from rooftops is overland. As indicated in the engineering analysis associated with Hope VI application, some localized drainage problems occur (standing water adjacent to foundation walls and footings, damp crawl spaces, etc.). Drainage problems have also been encountered proximate to the community buildings in the central portion of the site. KCHA reports that there is one severe on-site drainage problem approximately 400 feet north of SW 100th Street at the low point of 5th Place SW. The surface drainage is collected by two catch basins and routed northeast across to SW 98th Street and discharges east of the existing pea patch, in the Duwamish River Basin. During peak storm events, the street floods at the low point. The flooding appears to be caused by the undersized existing storm system, together with catch basins that exceed the maximum distance of 300 feet for the existing roadway grade.

The west basin (between 9th Avenue SW and the west project boundary) drainage runoff is collected in catch basins and conveyed in tight line piping and discharges to a regional facility behind existing residences fronting 11th Place SW.

The central basin (between 9th Avenue SW and 6th Place SW) drainage runoff is collected in catch basins and conveyed in tight line piping to an 18-inch drainage pipe in 8th Avenue SW. This pipe extends to the south along the east side of 8th Avenue SW between this road and the school building. Near the intersection of 8th Avenue SW and SW 102nd Avenue, the 18-inch pipe veers to the east within the school site. This 18-inch pipe crosses under SW 102nd Avenue about 100 feet east of 8th Avenue SW centerline and discharges to a regional facility.

The east basin (between 9th Avenue SW and the east project boundary) drainage runoff is collected in catch basins and conveyed to a 12-inch storm drain pipe at the intersection of 4th Avenue SW and SW 100th Street. The 12-inch line continues to the east along SW 100th Street and turns north in 3rd Avenue SW to collect surface drainage then outfalls on the steep slope east of 3rd Avenue SW behind the back residences.

The existing 18-inch pipe mentioned above is undersized and would need to be replaced with a 24-inch drainpipe. This drainpipe upgrade may be completed during the construction of the White Center Heights Elementary.

Solid Waste

KCHA is responsible for the collection and disposal of all residential and non-residential solid waste generated by the project site. One truck collects waste from 1,165 cans (32-gallon cans) and miscellaneous bags once a week. In addition, KCHA provides weekly collection for large items, including furniture and appliances. Currently, KCHA does not collect and/or is not equipped to haul recyclable items or hazardous waste, although some agencies or residents may collect and dispose of recyclables independently.

The solid waste is hauled to one of King County's eight Solid Waste Disposal Stations before the material is transferred to the Cedar Hills Landfill.⁹ Depending on the quantity of waste, disposal costs can vary from \$2,500 to \$2,600 per week. The Cedar Hills Regional Landfill handles 100 percent of the mixed solid waste generated in King County, exclusive of that generated within the City of Seattle. The landfill is located 20 miles southeast of Seattle and is owned and operated by the King County Solid Waste Division. As of 2002, the landfill capacity was projected at 12 million tons or approximately 11 years.¹⁰

Electricity

Seattle City Light provides electricity to the project site via one of thirteen substations that serve the Seattle area. The Duwamish Substation provides service to the project site; the Cities of Burien, Tukwila, and SeaTac; and portions of south Seattle. The substation is located at South 96th and West Marginal Way Place, in unincorporated King County, in the vicinity of Tukwila. It is one of two industrial substations – the other known as South Substation – that serve industrial customers (i.e., Boeing, computer technology companies, and light manufacturing), as well as residential and commercial customers.¹¹

The Duwamish Substation has a capacity of 294 megavolt-amperes (MVA) during the winter months, or approximately 294 MWH, when referring to residential electrical energy use. The substation yields a slightly lower capacity of 257 MWH during the summer, due to the decreased ability to transfer electricity into heat at warmer temperatures. The net seasonal capacity ranges from 47 to 54 MWH, or 47,000 to 54,000 KWH.¹²

The majority of the project site is served from 8th Avenue SW and SW 97th Street and from 8th Avenue SW and SW 100th Street. The east portion of the site is served from SW 102nd Street. Streetlights within the development are owned and maintained by KCHA.

Electrical power lines were originally located overhead on power poles. In 1976 to 1977, the majority of electrical service was placed underground. However, overhead power is still located along 8th Avenue SW.

Most electrical service is direct buried (No. 6 aluminum), although some service may be in conduits. Electrical, telephone and cable service are provided underground in a joint trench through the rear of the units, rather than directly from the street.

Major underground feeder lines are located on 4th Avenue SW extending south from the 26 kV Roxbury transmission line.

Please see *Section 3.6 Energy Use and Consumption* for additional information on existing energy use at the project site.

⁹ Kier, KCHA, personal communication, 2003.

¹⁰ KCSWD, 2002.

¹¹ Smith, Seattle City Light, personal communication, 2003.

¹² Smith, Seattle City Light, personal communication, 2003.

Natural Gas

Puget Sound Energy provides natural gas service to the Head Start building and Food Bank. No residences are currently served by natural gas.

A network of abandoned 2-inch gas lines is located in streets within the project site.

Telecommunications

Two telecommunications companies serve the project site. QWest provides telephone service and Comcast provides digital cable television and high-speed internet service. Electrical, telephone and cable service are provided underground in a joint trench. Service to residences is from the rear of the units and not directly from the street.